

Shurgard Storage
8615 East McDowell Road
Redevelopment Project Narrative
October 4, 2005

The Existing Site:

The size of the entire site is approximately 125,714 square feet. The existing site layout consists of 17 single story buildings (roughly 8-9 feet in height), used for self storage purposes. The buildings are 80's vintage, 1st generation storage buildings. Eleven of the buildings are made of concrete block exteriors, with metal and concrete block interiors. The remaining six buildings are constructed entirely of metal. The driveways are constructed of asphalt. The main entrance drive off of McDowell Road is approximately 30 feet wide with approximately 60 feet of car stacking area between the curb cut and the storage facility's security gate. The property has two-way ingress/egress on McDowell Road. The majority of the widths of the interior driveways are 20 feet. There are currently 2 standard parking spaces and 1 handicap parking space in front of the storage facility's office. Storm water runoff is captured by two retention ponds. One retention pond located on the South portion (the rear) of the property is 290 feet long by 25 feet wide. A smaller retention area is located on the North portion (the front) of the property. The property's landscape consists of an area in the front of the property that contains a Oleander hedge, a few shrubs and a few trees and the rear of the property that has an Oleander hedge. The entire property is secured by either a concrete wall or a perimeter building made of concrete.

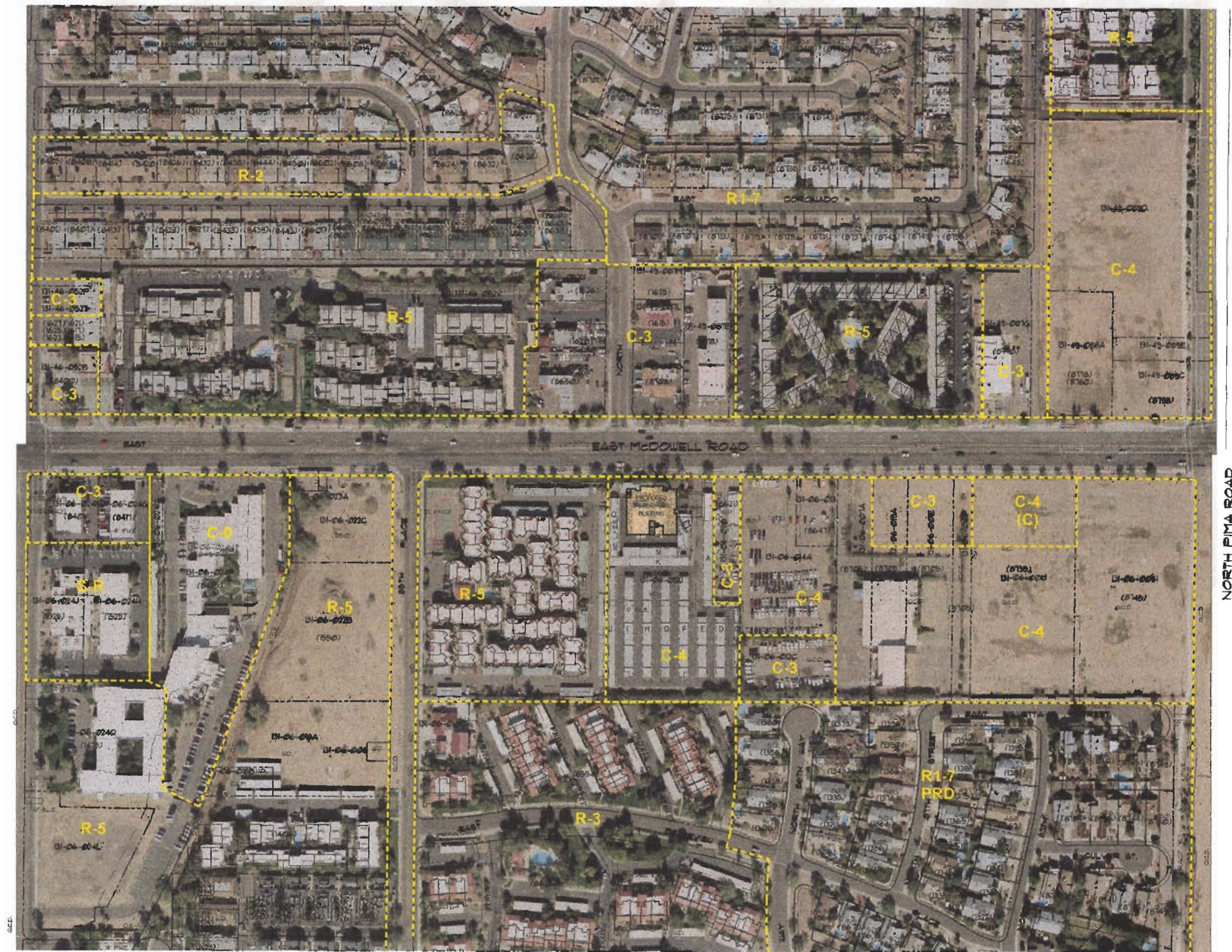
Proposed Redevelopment:

Shurgard's proposal is to significantly redevelop the front half of the property, which will enhance its appearance, provide safer vehicular ingress/egress, and provide more parking.

The redevelopment will consist of entirely demolishing four, single-story, metal buildings and partially demolishing the other two, single-story, metal buildings. These buildings will be replaced with a state-of-the-art, air conditioned, three story self storage building. The building foot print is 110 feet by 100 feet. The three story building will also have a 30 foot by 80 foot covered loading area intended to keep customers out of the heat and occasional rain storm. The three story building will have a facade of stucco, architectural masonry and architectural metal. The building will be designed with earth tone colors (tans and terra cotta red) with various accents and windows to break-up the building's mass. The single story office will be remodeled and we are proposing a bell tower architectural feature to the facade. Black wrought iron fencing will be located between all buildings facing McDowell road which will give the property a more open feeling than the 8-10 foot concrete wall that faces the street today. The front landscape along McDowell Road will be improved by increasing its size from around 4,000 square feet to 6,343 square feet and by replacing the existing out of character trees and shrubs with desert type trees and shrubs. The vehicular stacking area in front of the security gate will increase from 60

feet to over 100 feet from the curb-cut. The number of standard parking stalls near the office will increase from 2 to 4 with one handicap stall. Shurgard will also demo the ends of three single-story buildings to allow wider turning radiuses through the balance of the property. The property will maintain grades to utilize the North and South retention areas for storm water run-off.

We do not believe there are any characteristics to this project that would affect the surrounding properties adversely as we are not changing the use, we are enhancing the appearance, and reducing any potential traffic congestion at the curb-cut on McDowell Road.



1"=100'

SITE OVERLAY PLAN (1/4 Mile)

32-UP-2004
10-18-04



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PROPOSED EXPANSION & REMODEL
SHURGARD OF SCOTTSDALE SOUTH
8615 E. McDOWELL RD SCOTTSDALE, AZ



16 JULY 2004

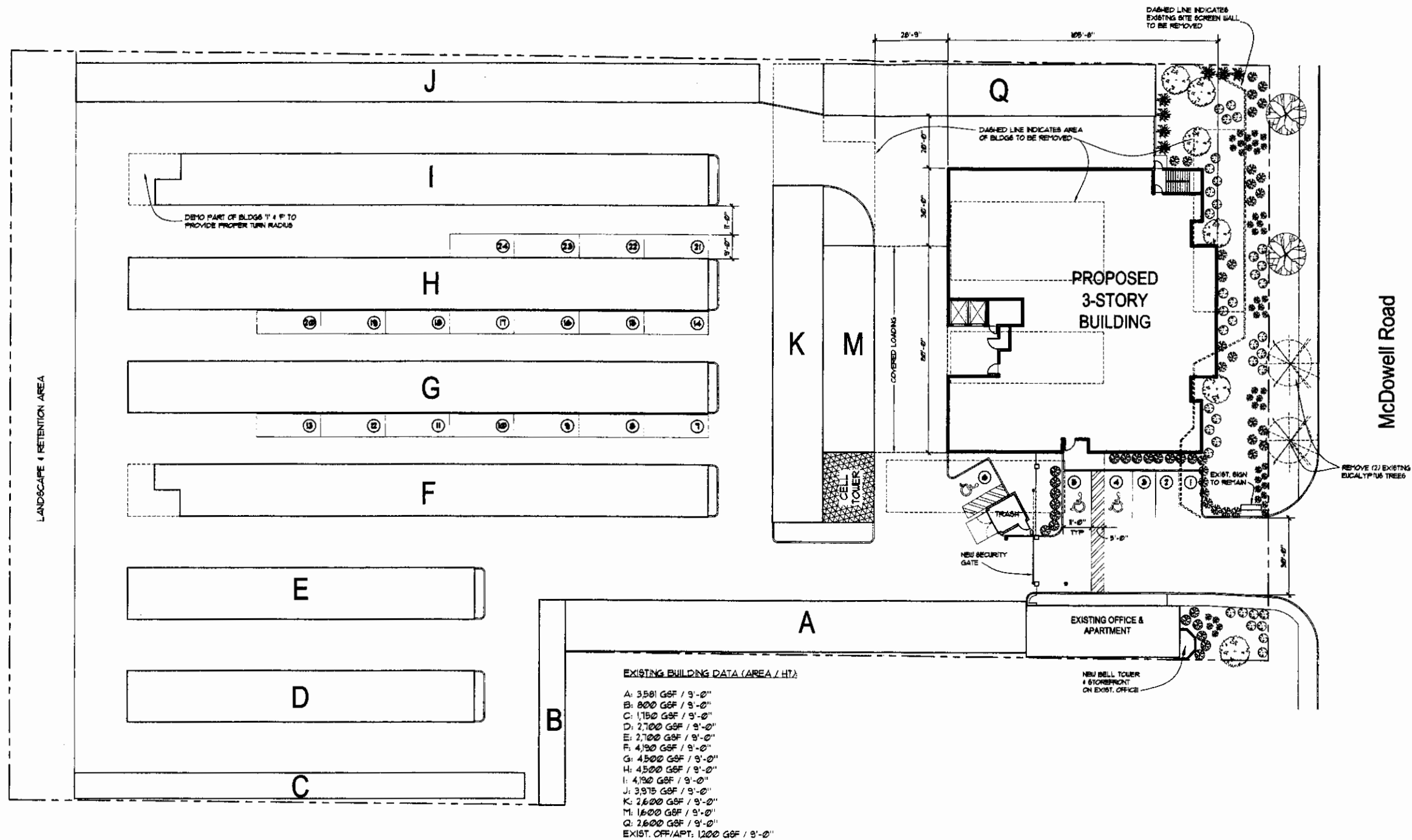


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15 APR 2005



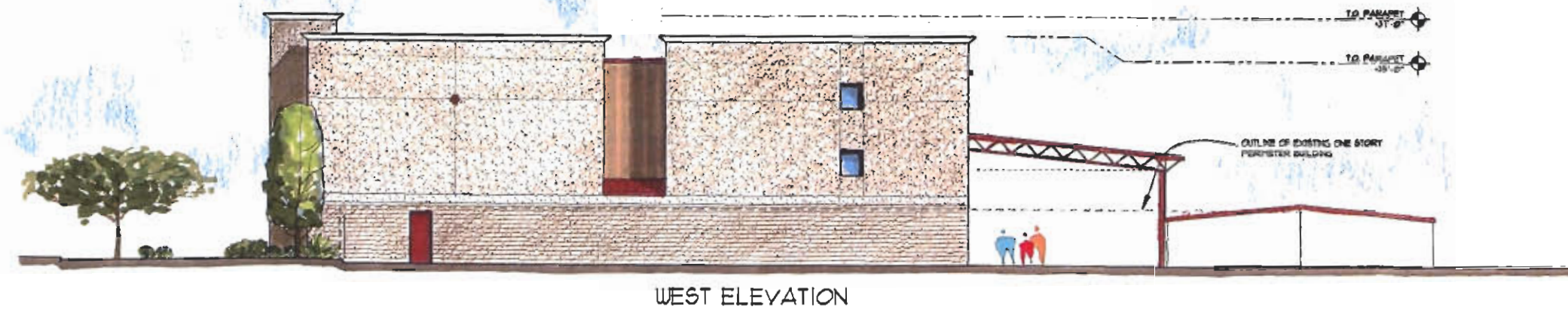
PROJECT DATA

ZONING: C-4
NET LOT AREA: 125,714sf (2.89ac)
ALLOWED FAR: 0.80 (100,571sf)
TOTAL PROPOSED BLDG AREA: 13,164
BUILDING HEIGHT ALLOWED: 36'
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BUILDING VOLUME ALLOWED: 1,206,854cu.ft.
PROPOSED BUILDING VOLUME: 125,418cu.ft.
DEAD STORAGE ALLOWED: 21,135sf (65%)
PROPOSED DEAD STORAGE: 21,525sf (64.4%)
LANDSCAPE AREA
TOTAL REQUIRED (20%): 25,142sf
TOTAL PROVIDED: 16,034sf
FRONTYARD LANDSCAPE AREA
REQUIRED (10%): 12,571sf
PROVIDED: 11,316sf
PARKING REQUIRED
1 SPC PER 2500gsf INTERIOR
33,439 / 2500 = (13.3) 14 SPACES
1 SPC PER 50 EXTERIOR UNITS
402 EXT. UNITS / 50 = 8 SPACES
TOTAL PARKING REQUIRED: 22 SPCS
TOTAL PARKING PROVIDED: 24 SPCS
VAN-ACCESSIBLE PARKING REQ'D: 3 SPCS
VAN-ACCESSIBLE PARKING PROVIDED: 3 SPCS

BUILDING INFO

OCCUPANCY TYPE: S-I
CONSTRUCTION TYPE: II-N
NO. OF STORIES: 3
BUILDING HEIGHT: 36'-0"
GSF AREA: 33,439 SF

OVERALL SITE PLAN



1"=10'

BUILDING ELEVATIONS



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